

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WILDWOOD AVE, ARLINGTON

## OWNERSHIP

Owner 1:	ATANASOFF PETER &			
Owner 2:	KRATCHOUNOVA LORA			
Owner 3:				
Street 1:	34 GRANT ST			
Street 2:				
Twn/City:	LEXINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02420		Type:	

## PREVIOUS OWNER

Owner 1:	ATANASOFF PETER & -		
Owner 2:	KRATCHOUNOVA LORA -		
Street 1:	28 WILDWOOD AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2880 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.15911	Total SF/SM:	6931	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	565,135	Spl Credit	Total:	565,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6931.000	730,900	6,400	565,100	1,302,400
<b>Total Card</b>	0.159	730,900	6,400	565,100	1,302,400
<b>Total Parcel</b>	0.159	730,900	6,400	565,100	1,302,400
<b>Source: Market Adj Cost</b>		<b>Total Value per SQ unit /Card:</b>		452.22	/Parcel: 452.2

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	730,900	6400	6,931.	565,100	1,302,400		Year end	12/23/2021
2021	104	FV	699,200	6400	6,931.	565,100	1,270,700		Year End Roll	12/10/2020
2020	104	FV	699,200	6400	6,931.	565,100	1,270,700	1,270,700	Year End Roll	12/18/2019
2019	104	FV	523,300	6400	6,931.	596,500	1,126,200	1,126,200	Year End Roll	1/3/2019
2018	104	FV	523,300	6400	6,931.	439,600	969,300	969,300	Year End Roll	12/20/2017
2017	104	FV	492,800	6400	6,931.	420,700	919,900	919,900	Year End Roll	1/3/2017
2016	104	FV	492,800	6400	6,931.	389,300	888,500	888,500	Year End	1/4/2016
2015	104	FV	442,500	6600	6,931.	326,500	775,600	775,600	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

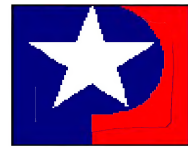
Date	Result	By	Name
7/15/2021	USPS	JO	Jenny O
9/17/2019	Mail Update	JO	Jenny O
11/17/2017	MEAS&NOTICE	HS	Hanne S
11/15/2008	Meas/Inspect	336	PATRIOT
11/14/2000	Hearing Chag	201	PATRIOT
5/3/2000	Inspected	263	PATRIOT
11/1/1999	Measured	266	PATRIOT
7/29/1992		JK	

Sign:
VERIFICATION OF VISIT NOT DATA
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Sign:

VERIFICATION OF VISIT NOT DATA

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**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	80147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

